

Yampa Valley Partners

Community Indicators Project: Focus 2000

2000 Update Report

Yampa Valley Partners has identified key indicator categories and their associated data sets to serve as a basis for Focus 2000: Community Discussions.

Yampa Valley Partners have updated the indicator data and will convene citizens, elected officials and supporting agencies to look at the issues in specific indicator categories. This interim 2000 Update Report is developed as a base of information to understand the regional issues. The intent is to generate discussion about these topics that will help all of us move from indicators to action.

The Community Indicator Project represents an ongoing effort to encourage communities to continually assess the progress they are making at developing a 'healthy community'.

This report is designed for the concentration of three areas:

- Healthy Children
- Living and Working in the Yampa Valley
 - Livable Wage for Steamboat Springs
- Transportation in and around the Yampa Valley

Would you like to participate in the discussions?

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Livable Wage Study - Steamboat Springs, CO - 2000

Developed by:
Scott Ford - Steamboat Springs Small Business Development Center

With assistance from:
Colorado Mountain College / Alpine Campus
Yampa Valley Partners

Overview:

While traditional measures of economic well-being have focused on median family income, unemployment rates and percentage of families below the poverty level, another approach is being offered. The idea is known as a 'livable wage'. A livable wage is the level of income necessary to support a given size and type of household in an economically sustainable manner.

The first step in calculating a 'livable wage' is to develop a model budget which includes essential expenditures for different family unit types in Steamboat Springs, CO. These model budgets have been prepared using the comprehensive 1998 Consumer Expenditure Survey by the Bureau of Labor Statistics. This survey is the core study done to produce the Consumer Price Index and reflects the differences in expenditure patterns across different consumer units.

In the data summary information on basic living expenses for a single individual renting a 1 BR unit, a single person with one child renting a 2 BR unit, and a family of four renting a 3 BR single family home are shown. All computations are for gross wages, since the model budgets include an item for taxes. In addition the dollar figures have been adjusted to reflect 1/1/98 - 12/31/99 increases in the CPI.

When the basic living wage for one person is translated into an hourly wage, the following livable hourly wage levels result. Notice the further comparison to the number of 'livable wage units' that would be necessary to purchase a typical Steamboat Springs home. All Calculations based on 2,080 hours (40 hrs x 52 wks).

Basic Living Expenses - Steamboat Springs		Per Hour	Livable Wage Units
Single Person Renting 1 BR unit	\$24,415	\$11.74	(1 unit)
Single Person with 3 yr old child Renting 2 BR unit	\$35,080	\$16.86	(1.44 units)
Family of 4 Renting A 3 BR home	\$51,317	\$24.67	(2.10 units)
Family of 4 Purchasing 3 BR home	\$61,765	\$29.69	(2.53 units)

Living Wage Study
 Annual Expenditures by Unit Type
 (Steamboat Springs, Colorado)

Category	Unit Type			
	Single Person Renting Renting	Single Parent with 1 child Renting	Husband/Wife with Children Renting	Husband/Wife with Children Buying Home
<i>Food</i>	\$3,149	\$4,307	\$7,153	
<i>Utilities</i>	\$1,248	\$1,779	\$2,698	
<i>Clothing</i>	\$878	\$1,481	\$2,042	
<i>Transportation</i>	\$2,215	\$2,333	\$4,666	
<i>Health Care</i>	\$902	\$1,079	\$2,217	
<i>Entertainment</i>	\$1,311	\$1,259	\$2,822	
<i>Personal Care</i>	\$277	\$8,161	\$5,147	
<i>Financial</i>	\$2,707	\$1,942	\$5,564	
<i>Taxes</i>	\$2,497	\$1,138	\$3,600	
<i>Miscellaneous</i>	\$831	\$801	\$1,008	
<i>Housing</i>	\$8,400	\$10,800	\$14,400	\$24,848
TOTAL	\$24,415	\$35,080	\$51,317	\$61,765
Hourly Wage Needed to Cover Expenditures @ (2,080 Hours/yr.)	\$11.74	\$16.87	\$24.67	\$29.69
# of Living Wage Jobs to Obtain Housing	1	1.44	2.10	2.53

Single Family Home in Steamboat Springs
 Avg Home = 2,063 Sqf @ \$152 per/Sqf
 Avg Price = \$313,576
 20% Down = \$62,715 / Mortgage = \$250,861
 P/I Monthly Payment @ 8.5% Fix 30yr
 \$1,929 / Annual = \$23,148
 Home Owners Insurance = \$500
 Property Taxes = \$1,200
 Annual Housing Cost = \$24,848

Living Wage Study

Single Individual / Expected Annual Expenditures
(Single Consumer/One Wage Earner - No Children)

Category	Item(s)	Aggregate	% of Aggregate	Segment Share	Consumer Units	Expected Expenditure	CPI Adjust	Yr. 2000 Value	Budget Total
FOOD	All	\$514,578,000,000	11.0%	\$56,603,580,000	18,940,000	\$2,988.57	1.0537	\$3,149	
	TOTAL								\$3,149
UTILITIES	Electricity	\$98,725,000,000	10.3%	\$10,168,675,000	18,940,000	\$536.89	1.0537	\$566	
	Telephone	\$88,914,000,000	13.8%	\$12,270,132,000	18,940,000	\$647.84	1.0537	\$683	
	TOTAL								\$1,248
CLOTHING	Men	\$33,572,000,000	14.5%	\$4,867,940,000					
	Women	\$69,691,000,000	14.6%	\$10,174,886,000					
			Avg	\$7,521,413,000	18,940,000	\$397.12	1.0537	\$418	
	Footware	\$30,038,000,000	12.1%	\$3,634,598,000	18,940,000	\$191.90	1.0537	\$202	
	Products & Services	\$28,923,000,000	16.0%	\$4,627,680,000	18,940,000	\$244.33	1.0537	\$257	
	TOTAL								\$878
TRANSPORTATION	Gasoline and Oil	\$108,989,000,000	11.3%	\$12,315,757,000	18,940,000	\$650.25	1.0537	\$685	
	Maintenance/Repairs	\$68,665,000,000	13.6%	\$9,338,440,000	18,940,000	\$493.05	1.0537	\$520	
	Vehicle Insurance	\$79,166,000,000	11.1%	\$8,787,426,000	18,940,000	\$463.96	1.0537	\$489	
	Vehicle Finance	\$34,212,000,000	9.3%	\$3,181,716,000	18,940,000	\$167.99	1.0537	\$177	
	License/Other	\$54,341,000,000	11.4%	\$6,194,874,000	18,940,000	\$327.08	1.0537	\$345	
	TOTAL								\$2,215
HEALTH CARE	Health Insurance	\$97,878,000,000	7.4%	\$7,242,972,000	18,940,000	\$382.42	1.0537	\$403	
	Medical Services	\$58,109,000,000	8.8%	\$5,113,592,000	18,940,000	\$269.99	1.0537	\$284	
	Drugs	\$37,029,000,000	7.4%	\$2,740,146,000	18,940,000	\$144.68	1.0537	\$152	
	Medical Supplies	\$10,895,000,000	10.3%	\$1,122,185,000	18,940,000	\$59.25	1.0537	\$62	
	TOTAL								\$902
ENTERTAINMENT	Fees/Admissions	\$48,082,000,000	13.7%	\$6,587,234,000	18,940,000	\$347.79	1.0537	\$366	
	TV/Radio/Sound Equip.	\$57,273,000,000	13.5%	\$7,731,855,000	18,940,000	\$408.23	1.0537	\$430	
	Pets/Toys	\$35,275,000,000	9.9%	\$3,492,225,000	18,940,000	\$184.38	1.0537	\$194	
	Other Equipment	\$46,343,000,000	12.4%	\$5,746,532,000	18,940,000	\$303.41	1.0537	\$320	
	TOTAL								\$1,311
PERSONAL CARE	Child Care							0	
	Products & Services	\$42,876,000,000	11.6%	\$4,973,616,000	18,940,000	\$262.60	1.0537	\$277	
	TOTAL								\$277
FINANCIAL	Life and other Insurance	\$42,709,000,000	6.9%	\$2,946,921,000	18,940,000	\$155.59	1.0537	\$164	
	Soc.Sec. / Pensions	\$319,648,000,000	14.3%	\$45,709,664,000	18,940,000	\$2,413.39	1.0537	\$2,543	
	TOTAL								\$2,707
TAXES	Federal	\$207,527,000,000	16.6%	\$34,449,482,000	18,940,000	\$1,818.87	1.0537	\$1,917	
	State/Local	\$52,981,000,000	17.5%	\$9,271,675,000	18,940,000	\$489.53	1.0537	\$516	
	Other Taxes	\$13,624,000,000	8.5%	\$1,158,040,000	18,940,000	\$61.14	1.0537	\$64	
	TOTAL								\$2,497
MISCELLANEOUS	All	\$92,160,000,000	16.2%	\$14,929,920,000	18,940,000	\$788.27	1.0537	\$831	
	TOTAL								\$831
HOUSING	Rent (1 Bedroom/1 Bath at \$700 per Month)							\$8,400	
									\$8,400
	TOTAL ANNUAL EXPENDITURES								\$24,415
	Annual Hours	2,080							
	HOURLY WAGE NEED TO COVER PROJECTED ANNUAL EXPENDITURES								\$11.74

Source:

Bureau of Labor Statistics 1998 Consumer Expenditure Survey
Table #60 / Aggregate expenditures based on number of earners in consumer unit

Note:

Child Care Expense Soucer / Roult County Child Care Network (5/30/00)
Rental Cost / Review of Classified Advertising of Apartments/Condos in Steamboat Today (5/20/00 to 5/30/00)

Questions:

Questions about the methodology used can be directed to Scott L. Ford / scott_ford@hotmail.com

Living Wage Study

One Parent and one Child / Expected Annual Expenditures
(Child at least 3 years old but less than 7 years)

Category	Item(s)	Aggregate	% of Aggregate	Segment Share	Consumer Units	Expected Expenditure	CPI Adjust	Yr. 2000 Value	Budget Total
FOOD									
	All	\$514,578,000,000	5.2%	\$26,758,056,000	6,546,000	\$4,087.70	1.0537	<u>\$4,307</u>	
	TOTAL								\$4,307
UTILITIES									
	Electricity	\$98,725,000,000	5.7%	\$5,627,325,000	6,546,000	\$859.66	1.0537	\$906	
	Telephone	\$88,914,000,000	6.1%	\$5,423,754,000	6,546,000	\$828.56	1.0537	<u>\$873</u>	
	TOTAL								\$1,779
CLOTHING									
	Adult								
	Men	\$33,572,000,000	1.8%	<u>\$604,296,000</u>					
	Women	\$69,691,000,000	7.1%	<u>\$4,948,061,000</u>					
	Avg			<u>\$2,776,178,500</u>	6,546,000	\$424.10	1.0537	\$447	
	Children								
	Boys ages 2-15	\$9,087,000,000	10.9%	<u>\$990,483,000</u>					
	Girls ages 2-15	\$11,072,000,000	13.7%	<u>\$1,516,864,000</u>					
	Avg			<u>\$2,507,347,000</u>	6,546,000	\$383.03	1.0537	\$404	
	Footware	\$30,038,000,000	8.7%	\$2,613,306,000	6,546,000	\$399.22	1.0537	\$421	
	Products & Services	\$28,923,000,000	4.5%	\$1,301,535,000	6,546,000	\$198.83	1.0537	<u>\$210</u>	
	TOTAL								\$1,481
TRANSPORTATION									
	Gasoline and Oil	\$108,989,000,000	4.2%	\$4,577,538,000	6,546,000	\$699.29	1.0537	\$737	
	Maintenance/Repairs	\$68,665,000,000	5.3%	\$3,639,245,000	6,546,000	\$555.95	1.0537	\$586	
	Vehicle Insurance	\$79,166,000,000	3.9%	\$3,087,474,000	6,546,000	\$471.66	1.0537	\$497	
	Vehicle Finance	\$34,212,000,000	3.6%	\$1,231,632,000	6,546,000	\$188.15	1.0537	\$198	
	License/Other	\$54,341,000,000	3.6%	\$1,956,276,000	6,546,000	\$298.85	1.0537	<u>\$315</u>	
	TOTAL								\$2,333
HEALTH CARE									
	Health Insurance	\$97,878,000,000	3.3%	\$3,229,974,000	6,546,000	\$493.43	1.0537	\$520	
	Medical Services	\$58,109,000,000	3.4%	\$1,975,706,000	6,546,000	\$301.82	1.0537	\$318	
	Drugs	\$37,029,000,000	3.1%	\$1,147,899,000	6,546,000	\$175.36	1.0537	\$185	
	Medical Supplies	\$10,895,000,000	3.2%	\$348,640,000	6,546,000	\$53.26	1.0537	<u>\$56</u>	
	TOTAL								\$1,079
ENTERTAINMENT									
	Fees/Admissions	\$48,082,000,000	3.4%	\$1,634,788,000	6,546,000	\$249.74	1.0537	\$263	
	TV/Radio/Sound Equip.	\$57,273,000,000	5.7%	\$3,264,561,000	6,546,000	\$498.71	1.0537	\$525	
	Pets/Toys	\$35,275,000,000	4.6%	\$1,622,650,000	6,546,000	\$247.88	1.0537	\$261	
	Other Equipment	\$46,343,000,000	2.8%	\$1,297,604,000	6,546,000	\$198.23	1.0537	<u>\$209</u>	
	TOTAL								\$1,259
PERSONAL CARE									
	Child Care (\$30 per day X 21.5 Days per Month X 12 Months)							\$7,740	
	Products & Services	\$42,876,000,000	6.1%	\$2,615,436,000	6,546,000	\$399.55	1.0537	<u>\$421</u>	
	TOTAL								\$8,161
FINANCIAL									
	Life and other Insurance	\$42,709,000,000	2.8%	\$1,195,852,000	6,546,000	\$182.68	1.0537	\$192	
	Soc.Sec. / Pensions	\$319,648,000,000	3.4%	\$10,868,032,000	6,546,000	\$1,660.26	1.0537	<u>\$1,749</u>	
	TOTAL								\$1,942
TAXES									
	Federal	\$207,527,000,000	2.5%	\$5,188,175,000	6,546,000	\$792.57	1.0537	\$835	
	State/Local	\$52,981,000,000	2.8%	\$1,483,468,000	6,546,000	\$226.62	1.0537	\$239	
	Other Taxes	\$13,624,000,000	2.9%	\$395,096,000	6,546,000	\$60.36	1.0537	<u>\$64</u>	
	TOTAL								\$1,138
MISCELLANEOUS									
	All	\$92,160,000,000	5.4%	\$4,976,640,000	6,546,000	\$760.26	1.0537	<u>\$801</u>	
	TOTAL								\$801
HOUSING									
	Rent (2 Bedroom/1or 2 Bath at \$900 per Month)							<u>\$10,800</u>	
	TOTAL								\$10,800
	TOTAL ANNUAL EXPENDITURES								<u>\$35,079</u>
	Annual Hours		2,080						
	HOURLY WAGE NEED TO COVER PROJECTED ANNUAL EXPENDITURES								\$16.86

Source:

Bureau of Labor Statistics 1998 Consumer Expenditure Survey
Table #59 / Aggregate expenditures based on composition of consumer unit

Note:

Child Care Expense Soucer / Routt County Child Care Network (5/30/00)
Rental Cost / Review of Classified Advertising of Apartments/Condos in Steamboat Today (5/20/00 to 5/30/00)

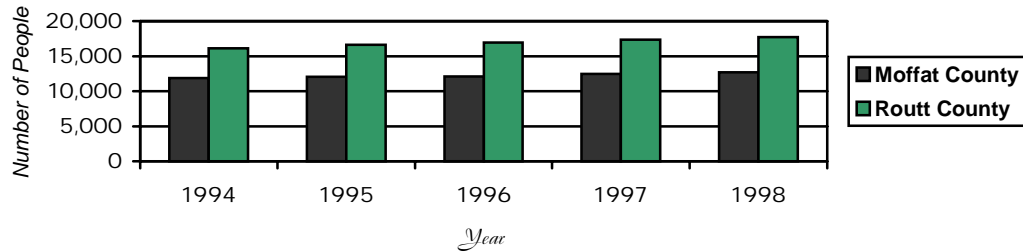
Questions:

Questions about the methodology used can be directed to Scott L. Ford / scott_ford@hotmail.com

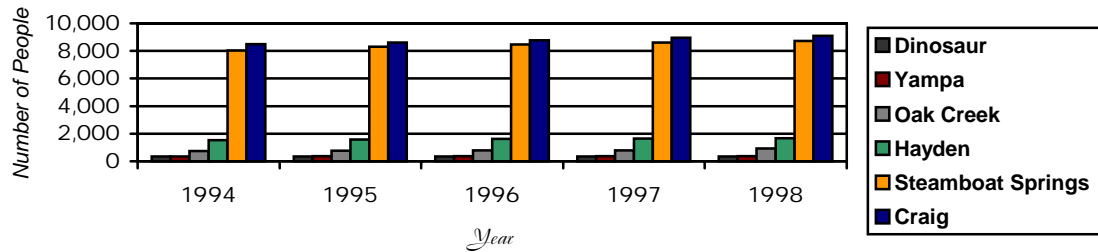
SELECTED INDICATORS

INTRODUCTION

County Population



Community Population



Indicator: Population

Data:

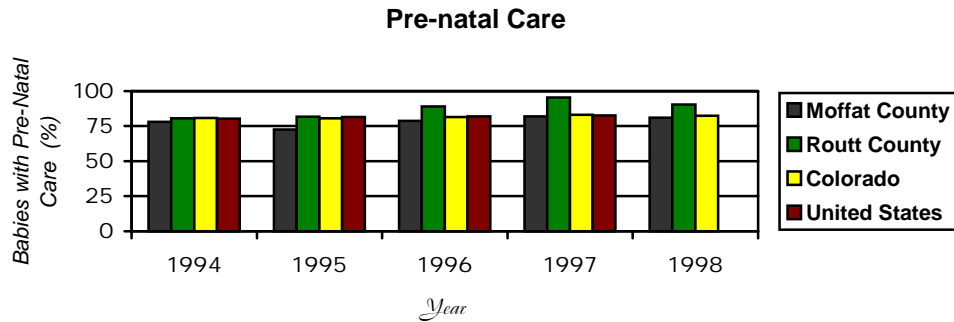
	1994	1995	1996	1997	1998
Routt County	16,126	16,621	16,932	17,348	17,713
Moffat County	11,878	12,040	12,102	12,464	12,687
Craig	8,491	8,606	8,778	8,955	9,082
Steamboat Springs	8,031	8,293	8,467	8,606	8,729
Hayden	1,530	1,578	1,617	1,645	1,670
Oak Creek	744	770	786	798	924
Yampa	349	361	369	375	380
Dinosaur	339	343	342	348	350

Source: Colorado Division of Local Government

Synopsis: The number of people calling the Yampa Valley home continues to grow. The State Demographers Office projects that both counties will continue to experience sustained growth. While population growth provides many economic benefits, the impacts of growth also create new challenges within the region.

SELECTED INDICATORS

HEALTHY FAMILIES



Indicator: Percentage of Babies With Pre-Natal Care

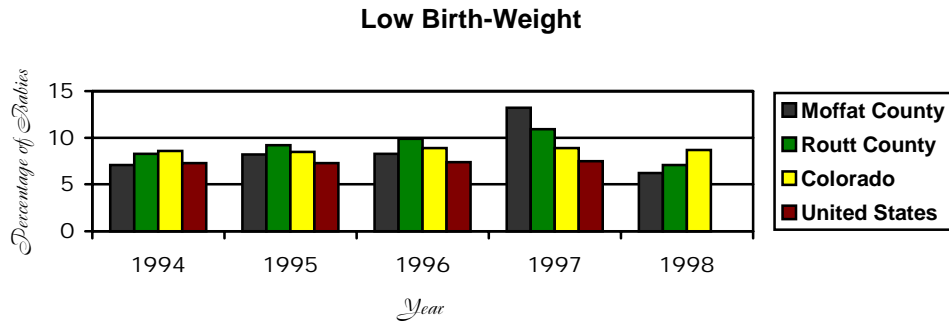
Data:

	1994	1995	1996	1997	1998
United States	80.2%	81.3%	81.8%	82.5%	N/A
Colorado	80.7%	80.4%	81.4%	82.9%	82.2%
Moffat County	78.0%	72.4%	78.6%	81.8%	80.8%
Routt County	80.4%	81.7%	88.8%	95.3%	90.3%
Sources: Colorado Department of Public Health and Environment Vital Statistics; National Center for Health Statistics					

Synopsis: Medical studies have shown that fewer birth complications occur with women that start pre-natal care during the first trimester of pregnancy. Healthy People 2000 established a goal of 90% Pre-natal Care Initiation in First Trimester. While the percentage of women receiving pre-natal care during the first trimester of pregnancy in Routt County often exceeds State averages, pre-natal care rates in Moffat County are consistently below State averages. At the time of this report, 1998 US data was unavailable.

SELECTED INDICATORS

Indicator: Percentage of Low Birth-Weight Babies



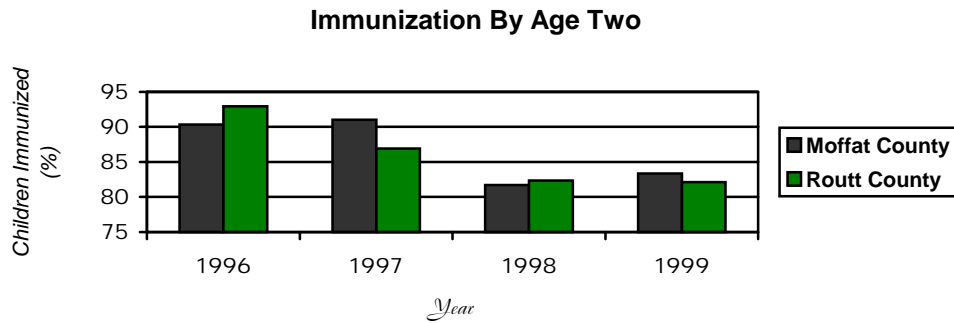
Data:

	1994	1995	1996	1997	1998
United States	7.3%	7.3%	7.4%	7.5%	N/A
Colorado	8.6%	8.5%	8.9%	8.9%	8.7%
Moffat County	7.1%	8.2%	8.3%	13.2%	6.2%
Routt County	8.3%	9.2%	9.9%	10.9%	7.1%
Sources: Colorado Department of Public Health and Environment Vital Statistics; National Center for Health Statistics					

Synopsis: Low-birth weight babies (less than 5 pounds, 8 ounces) are more likely to develop neurological, respiratory, and behavioral problems. Healthy People 2000 established a goal of less than 5% low birth-weight babies. The percentage of low birth weight babies in Colorado and the Yampa Valley is typically higher than the national average; high altitude is considered to be a contributing factor. Over a five-year period, Routt County, at 9.1% low-birth weight babies, is higher than both the State (8.7%) and Moffat County (8.6%) five-year averages. At the time of this report, 1998 US data was unavailable. Overall, data in both counties for 1998 reflect the lowest percentage for the past five years.

Indicator: Percentage of Children Immunized By Age Two

SELECTED INDICATORS



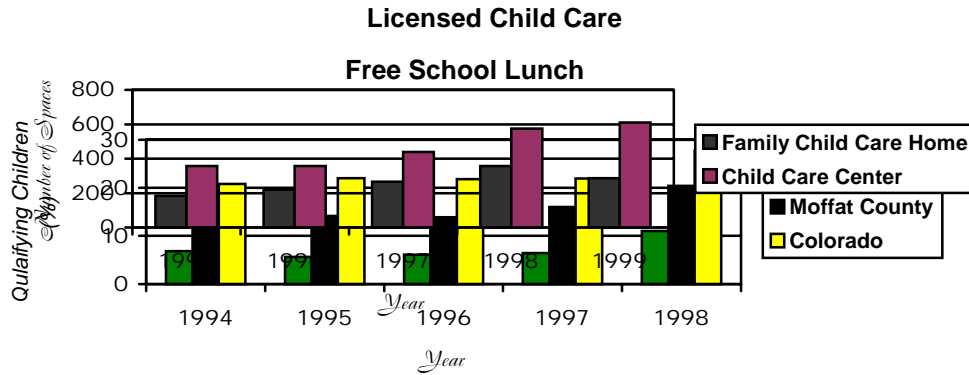
Data:

	1996	1997	1998	1999
Moffat County NWCVNA	90.3%	91.0%	81.7%	83.33%
Routt County NWCVNA	92.9%	86.9%	82.3%	82.14%
Source: Northwest Colorado Visiting Nurse Association				

Synopsis: While immunization rates for children by the age of two have generally declined in recent years, public practice levels remain above 80%. Healthy People 2000 established a goal to attain and sustain a 90% immunization rate. Immunization rates in private practices are less than those in public practices, although private practice participation is trending upward. The recent implementation of Clinic Assessment Software Application (CASA) tracking for both public and private rates is providing a more comprehensive picture of valley-wide immunization rates.

Indicator: Percentage of Children Qualifying for A Free School Lunch

SELECTED INDICATORS



Data:

	1994	1995	1996	1997	1998
Colorado	20.8%	22.0%	21.8%	21.9%	27.7%
Moffat County	12.5%	14.2%	13.9%	16.0%	20.4%
Routh County	6.8%	5.6%	6.1%	6.4%	11.0%

Source: Colorado Children's Campaign KidsCount!

Synopsis: The National School Lunch program provides nutritionally balanced, low-cost or free lunches to qualifying children in public and non-profit private schools and residential child care institutions. Children from families with incomes at or below 130 percent of the poverty level (\$21,396 for a family of four in 1999) are eligible for free meals; those between 130 percent and 185 percent of the poverty level (\$30,900 for a family of four in 1999) are eligible for reduced-price lunches. The percentage of children qualifying for a free school lunch in the Yampa Valley, while increasing dramatically in 1998, is significantly less than state levels. Of concern, however, is the striking disparity between Routh and Moffat counties.

Indicator: Licensed Child Care Capacity

SELECTED INDICATORS

Data:

	1995	1996	1997	1998	1999
Child Care Center	358	358	439	576	611
Family Child Care Home	184	220	268	358	288

Source: Child Care Network

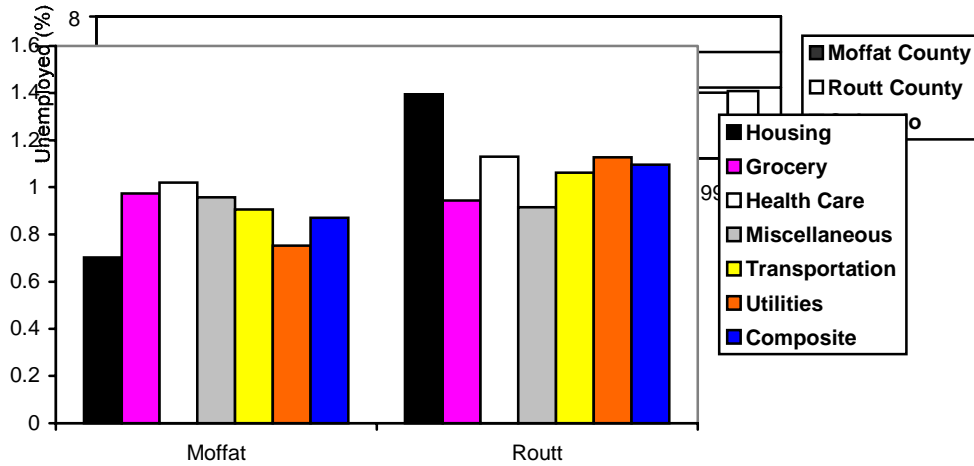
Synopsis: The overall availability of quality, licensed child care continues to improve in the Yampa Valley, especially in regard to increased capacity within child care centers. It is important to note, however, that child care capacity can be greater than actual numbers of children served. For example, a child care home may be approved for up to six children, yet may choose to only accept only four children. Demand for infant care, which typically occurs within family child care homes, remains a serious concern. After several years of growth in the capacity of family child care home capacity, a significant drop occurred in 1999, with the loss of 88 spaces in Routt County day care homes.

ECONOMIC ISSUES OF LIVING AND WORKING IN THE YAMPA VALLEY

Snapshot: Cost of Living Index

SELECTED INDICATORS

Unemployment



Data:

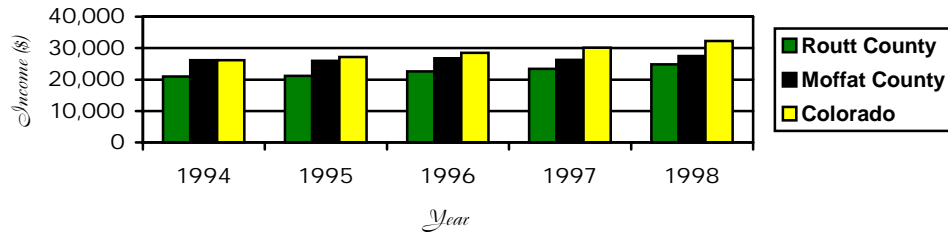
		1998
Housing	Moffat County	.703
	Routt County	1.394
Grocery	Moffat County	.973
	Routt County	.944
Health Care	Moffat County	1.021
	Routt County	1.130
Miscellaneous	Moffat County	.957
	Routt County	.915
Transportation	Moffat County	.906
	Routt County	1.062
Utilities	Moffat County	.753
	Routt County	1.127
Composite	Moffat County	.870
	Routt County	1.096
Source: Colorado State University Extension Office		

Synopsis: In 1998, the Colorado Department of Agriculture and Resource Economics completed the Cost of Living Indices for Colorado Counties. Using a standardized set of goods and services for each of six categories, the relative cost of living is compared for each county, using an average Colorado cost of living factor of 1.0. Among other distinctions, the index highlights the significant impact of housing prices on the cost of living in Routt County.

Indicator: Unemployment Rates

SELECTED INDICATORS

Average Wage



Data:

	1994	1995	1996	1997	1998
Moffat County	6.0%	6.0%	6.2%	5.3%	6.1%
Routt County	3.9%	4.3%	4.0%	3.5%	3.7%
Colorado	4.2%	4.2%	4.2%	3.3%	3.8%

Source: Colorado Department of Local Affairs

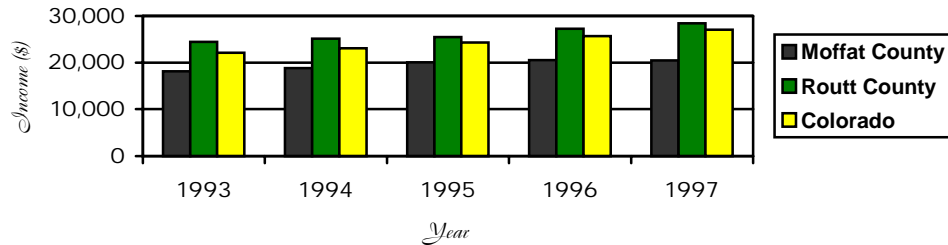
Synopsis: Unemployment rates reflect the percentage of unemployed workers seeking employment. Moffat County rates are significantly higher than Colorado and Routt County rates, perhaps due to a greater percentage of skilled workers in the mining industry, and a much smaller percentage of service industry workers.

Indicator: Average Annual Wages By Industry

Data:

SELECTED INDICATORS

Per Capita Income



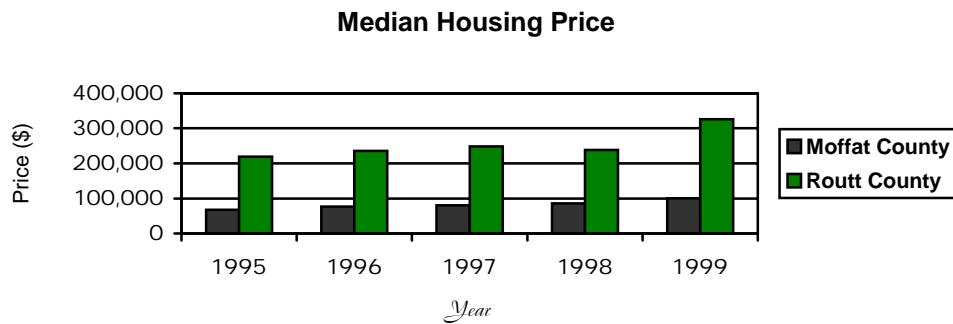
		1994	1995	1996	1997	1998
Agriculture	Moffat County	15,615	13,468	16,048	15,203	15,738
	Routt County	13,360	13,103	15,206	17,765	18,537
Mining	Moffat County	47,149	47,216	51,892	48,880	50,692
	Routt County	54,714	53,399	53,876	57,324	58,155
Construction	Moffat County	17,683	19,244	20,862	21,331	23,651
	Routt County	30,080	28,121	32,783	31,694	32,971
Manufacturing	Moffat County	19,596	19,871	22,360	26,076	27,302
	Routt County	20,801	22,290	22,296	24,703	28,989
Transportation, Commun. and Utilities	Moffat County	39,196	41,865	42,850	45,214	49,050
	Routt County	32,670	30,959	32,693	33,970	35,060
Wholesale Trade	Moffat County	24,111	23,119	24,555	24,925	27,148
	Routt County	26,053	27,726	33,091	32,949	35,237
Retail Trade	Moffat County	13,422	13,705	14,370	14,000	14,569
	Routt County	12,325	12,566	13,053	13,567	14,290
Finance, Insurance and Real Estate	Moffat County	18,689	17,639	18,624	20,044	21,153
	Routt County	21,123	22,032	24,004	23,327	23,637
Services	Moffat County	15,455	15,637	16,287	16,182	17,457
	Routt County	16,999	18,117	18,555	20,489	22,218
Government	Moffat County	25,303	25,750	27,087	26,911	27,291
	Routt County	22,732	23,558	24,540	24,499	25,599
Average All Sectors	Moffat County	26,113	25,960	26,782	26,277	27,496
	Routt County	21,060	21,258	22,621	23,445	24,888
	Colorado	26,162	27,122	28,517	30,057	32,257

Source: Colorado Department of Labor and Employment

Synopsis: The wages earned by a worker contribute to the capability to afford a comfortable lifestyle. While average wages are rising, they are still well below State averages. Many people in the Yampa Valley must work two or even three jobs to afford housing, health care and other rising costs of living.

Indicator: Per Capita Income

SELECTED INDICATORS



Data:

	1993	1994	1995	1996	1997
Moffat County	18,151	18,852	20,023	20,527	20,431
Routt County	24,377	25,105	25,413	27,216	28,361
Colorado	22,117	23,019	24,304	25,627	27,015

Source: Colorado Department of Local Affairs

Synopsis: Per capita income accounts for income sources beyond those identified by wage data, including multiple jobs, transfer payments, and dividends, interest and rents received. As such, per capita income is a more accurate indicator than average wage data for personal earnings within a community or region. While Moffat County average wages are higher than per capita income levels, Routt County per capita income is higher than average wages.

Indicators: Median Housing Prices and Housing Affordability

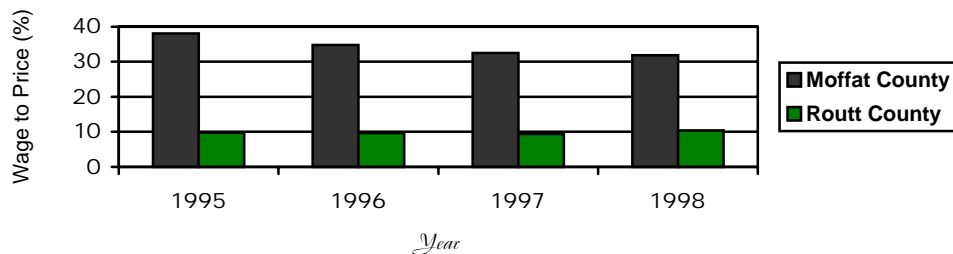
SELECTED INDICATORS

Data:

		1995	1996	1997	1998	1999
Average Annual Wage	Moffat County	\$ 25,960	\$ 26,782	\$ 26,277	\$ 27,496	N/A
	Routt County	\$ 21,258	\$ 22,621	\$ 23,445	\$ 24,888	N/A
Median Housing Price	Moffat County	\$ 68,244	\$ 77,082	\$ 80,805	\$ 86,522	\$101,028
	Routt County	\$218,985	\$235,108	\$248,255	\$238,271	\$326,439
Percentage Wage to Price	Moffat County	38.0%	34.7%	32.5%	31.8%	N/A
	Routt County	9.7%	9.6%	9.4%	10.4%	N/A

Source: Colorado Department of Labor and Employment; Moffat County Assessors Office; Routt County Assessors Office

Housing Affordability

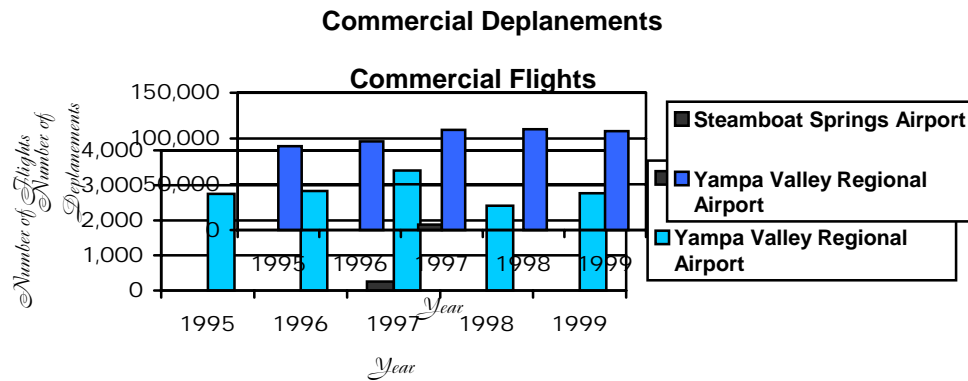


Synopsis: The median price of a single family home continues to rise in the Yampa Valley, with significantly higher home prices in Routt County. The capability of a locally employed resident to own a home continues to diminish as wages cannot keep pace with rising housing prices. While annual wages relative to housing prices are declining in Moffat County, purchasing a residence in Routt County remains clearly out of reach even in households with two average wage earners. At the time of this report, 1999 average annual wage data was unavailable.

ECONOMIC ISSUES OF TRANSPORTATION IN AND AROUND THE YAMPA VALLEY

Indicator: Number of Flights

SELECTED INDICATORS



Data:

	1995	1996	1997	1998	1999
Steamboat Springs	0	0	259	0	0
YVRA	2,751	2,834	3,419	2,421	2,777

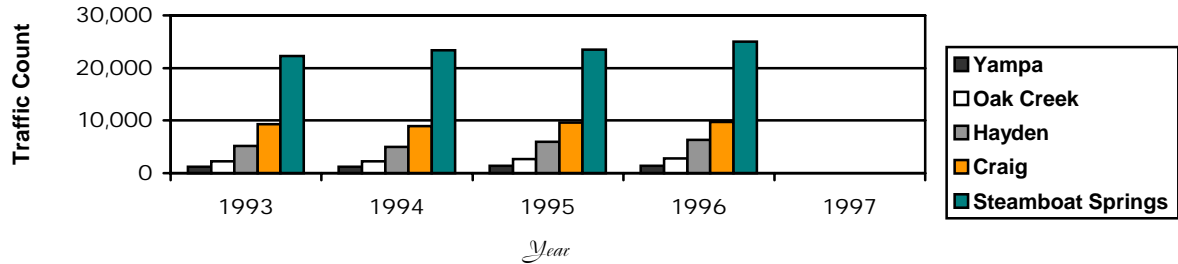
Source: Yampa Valley Regional Airport; City of Steamboat Springs

Synopsis: The relatively remote location of the Yampa Valley has historically posed the challenge of getting into and out of the region, whether for business or pleasure. Although the total number of flights has increased during the past five years at YVRA, the number of daily commuter flights has declined significantly due to the loss of a commercial carrier. In addition, regularly scheduled air service beyond commuter flights is only available between mid-November and mid-April, and is reliant on annual local private and government subsidies. Since the cutback in commuter flights from six per day to three per day in 1997, total flights in 1999 have declined to levels similar to those in 1995.

Indicator: Number of Deplanements

SELECTED INDICATORS

Average Daily Traffic



Data:

	1995	1996	1997	1998	1999
Steamboat Springs	0	0	5,877	0	0
YVRA	91,744	96,821	109,691	110,184	108,275
Source: Yampa Valley Regional Airport; City of Steamboat Springs					

Synopsis: Reliable air service is vital to the ski industry and the health of the regional economy. With the departure of Continental Airlines in October, 1994, and a brief appearance by Maverick Airways in 1997, the Steamboat Springs Airport has struggled to attract and retain commercial air service. In 1999, after several years of steady growth, the Yampa Valley Regional Airport experienced its first decline in deplanements since 1992.

Indicator: Average Annual Daily Traffic

SELECTED INDICATORS

Data:

	1993	1994	1995	1996	1997
Steamboat Springs (5th/Lincoln)	22,300	23,400	23,500	25,000	N/A
Craig (US40/E. Victory Way)	9,300	8,900	9,600	9,700	N/A
Hayden (Jefferson/Poplar)	5,150	4,950	5,950	6,300	N/A
Oak Creek (Main/Myers)	2,250	2,250	2,650	2,800	N/A
Yampa (SH131/Main)	1,200	1,200	1,400	1,400	N/A
Source: Colorado Department of Transportation					

Synopsis: The ability to circulate between and within communities safely and expediently contributes to the quality of commerce in the Yampa Valley. Traffic counts along US Highway 40 and State Highway 131 have increased each year since 1990, with the most serious congestion occurring in Steamboat Springs. At the time of this report, 1997 data was unavailable.